



Bill Cary

Miami and the rest of the South Florida market has a rich mix of new luxury residential developments set to launch sales this year, along with several long-anticipated high-end projects that have been in the works for years and will finally be wrapping up construction in 2019 and opening their doors to new homeowners.

Palm Beach County looks to be particularly active, said Jay Phillip Parker, CEO of Douglas Elliman's Florida Brokerage.

“We’re seeing a new wave of opportunity there, a rebirth—West Palm Beach, Palm Beach, Boca Raton, Delray,” he said.

Fort Lauderdale, which is just to the south of Palm Beach in Broward County, is also quite active in the luxury condo sector, he said.

“Seeing a complete recategorization of itself”—it’s no longer just a spring break or vacation market.

Below are some new developments making news, starting the first quarter of 2019 and running right through the end of the fourth quarter, when the ultra-luxe Turnberry Ocean Club on Sunny Isles Beach is expected to open its doors.



57 Ocean, Miami Beach

57 Ocean is an 18-story, high-end boutique residential building on Collins Avenue, Miami Beach's "Millionaire's Row." The development launched pre-sales in October, and the building's on-site, two-story ocean-facing sales gallery will open on Jan. 24. The building's groundbreaking is slated for March, with completion scheduled for late 2021.

Comprising 81 residences priced between \$1.5 million and \$31 million and designed by the architecture firm Arquitectonica, with interiors by Anastassiadis Arquitetos, 57 Ocean emphasises healthy living.

Each apartment will feature 12-foot-deep terraces with panoramic ocean and city views, as well as contemporary Italian kitchens and baths by Poliform. Two- to four-bedroom homes range in size from 1,245 square feet to 3,623 square feet and will feature 10-foot ceilings, natural stone floors, stone wall tiles in master baths, and private elevator entrances.

Shared amenities include a holistic wellness spa and pavilion, complete with a thermal suite (steam room, aromatherapy saunas, and an ice fountain), relaxation area, and infinity pools.

ALINA Residences Boca Raton, Boca Raton

Sales for this luxury community on SE Mizner Boulevard, in the heart of Boca Raton, are launching in January, with groundbreaking set for March.

Positioned adjacent to the Boca Raton Resort and Club's championship golf course and minutes from the beach, ALINA will stretch over eight acres and offer residents city and golf course views along with abundant green space.

Developed by Florida-based El-Ad National Properties, the collection of residences is designed by the architectural firm Garcia Stromberg/GS4 Studios.

ALINA launches with a nine-story building featuring 121 residences, 12 of which are penthouses. The residences will span from one to four bedrooms, ranging from under 1,400 to over 4,800 square feet, with many featuring dens and private terraces that overlook the Boca Raton Resort and Club golf course. ALINA has approval for an additional 263 residences for Phase II.

The property will also offer a collection of seven villas opening to expansive lanais and private gardens. Prices range from under \$1 million to over \$6 million.

ALINA will also offer over 32,000 square feet of private amenities including outdoor dining and entertainment areas.

The Ritz-Carlton Residences, Miami Beach

Curved along the banks of a large ocean inlet in the private side of Mid-Beach, The Ritz-Carlton Residences, Miami Beach, is the first

full-scale residential architectural project designed by Italian architect Piero Lissoni.

Set on a 7.5-acre property and developed by Lionheart Capital, The Residences have 111 one- to six-bedroom condominiums and 15 stand-alone villas scheduled for completion in the first quarter. The homes range in size from 2,000 square feet to more than 10,000 square feet, with prices from \$2 million to over \$40 million. They will have protected panoramic views of the water and lush gardens in addition to both the Miami and the Miami Beach skylines.

Owners will have full access to The Residences' hotel-style amenities, which include a residential art studio, a \$2.5 million lobby with a \$500,000 staircase, marine helipad, exclusive medical concierge partnership with The Agatston Center for Private Medicine, 36 private boat dockages and private on-site captained day yacht, half-acre rooftop pool deck with private cabanas, pet grooming facilities, open air yoga studio, cinema-style screening room, and a meditation garden.

La Clara, West Palm Beach

Located on South Flagler Drive in West Palm Beach, this 25-story luxury tower, expected to launch in early 2019, will have 83 residences ranging in price from \$2 million to \$5 million. The two- to three-bedroom residences, from 1,516 to more 3,000 square feet, feature private terraces facing southeast with luminous water views of the Intracoastal Waterway and the Atlantic Ocean.

Amenities include 24/7 concierge and security desk, valet service, lobby lounge, outdoor swimming pool (ground level), outdoor lounge and dining area (adjacent to swimming pool), residents lounge and party room (with outdoor terrace), private dining room and kitchen,

entertainment room/theater, fitness center, yoga studio and outdoor gardens.

Akoya Boca West Country Club, Boca Raton

This 120-unit mid-rise luxury condo project on the grounds of the Boca West Country Club is expected to wrap up construction in January. Set on 1,400 tropical acres, the 10-story Boca West offers a combination of resort-style amenities and services, including four 18-hole championship golf courses, a 29-court tennis complex, a European-inspired spa, fitness and aquatics center, seven restaurants, and year-round private club activities. Designed by Garcia Stromberg/GS4 Studios, Akoya Boca West offers two- to four-bedroom residences ranging from 2,000 to more than 4,000 square feet, with prices for remaining units ranging from \$1 million to \$4 million.

Amenities include a porte cochère arrival court, parking garage, resort-style swimming pool and sundeck with intimate lounging areas and lush tropical landscaping, and a 24-hour fitness center.



Monaco Yacht Club & Residences, Miami Beach

Sales launch in February for the Monaco Yacht Club & Residences, which brings together two of the most esteemed names in design, Piero Lissoni and international architecture firm Arquitectonica. The nautically themed, 11-story boutique project will feature 39 waterfront residences priced from \$1.1 million to over \$4 million and ranging in size from 940 square feet to more than 5,000 square feet. Located in the North Beach, Monaco Yacht Club & Residences is situated on one of the last remaining waterfront properties in the area.

Amenities include a 12-slip marina accommodating large vessels, state-of-the-art fitness center overlooking Biscayne Bay, residents lounge with a library and breakfast bar, and rooftop terrace with a pool and Jacuzzi.

Bristol, West Palm Beach

All 69 luxury waterfront condos at the Bristol, on South Flagler Drive in West Palm Beach, are expected to be delivered move-in ready in early 2019 with fine finishes, appliances, technologies and conveniences. Prices for the apartments, which feature views of the Intracoastal Waterway, Palm Beach Island and the Atlantic Ocean, range from \$7.5 million to \$14.65 million.

The 25-story tower was developed by Flagler Investors LLC, with architecture by Solomon Cordwell Buenz/ Revuelta and interior designs by Amir Khamneipur.

The three- to four-bedroom units range from 3,600 to 4,000 square feet. Private elevators open directly into each residence, with separate service elevators for staff and deliveries. All residences have flow-through layouts with east to west ocean and city views.

Amenities include 24-hour attended lobby, front desk attendants and concierge, club room/lounge and private dining room, state-of-the-art fitness center with private yoga and training rooms, pool overlooking Intracoastal Waterway, conference room, and terrace gardens overlooking Palm Beach Island and the Intracoastal Waterway.

Boca Beach House, Boca Raton

Set in east Boca Raton on South Ocean Boulevard, Key International's Boca Beach House will feature 32 luxury residences, each priced in the multi-millions and designed to parallel the layout and lifestyle available at a single-family estate.

This is one of the last developable waterfront parcels in the entire area. Resident privacy is of utmost importance through round-the-clock security personnel, secure underground parking and the option for private garages.

Unit interiors will feature Italian cabinetry by MiaCucina, Gaggenau appliances, and 10-foot ceilings. Residences range from 3,402 square feet to 5,928 square feet, and all units are equipped with large balconies, summer kitchens, and private elevators. Lanai layouts will feature a private pool. The architect is Sieger Suarez, with interior designs by Linda Ruderman Interiors.

Amenities include a private marina, fitness center, relaxation sundeck, full-service pool with daybeds, and an outdoor gazebo with full kitchen, wet bar and TV. Sales are set to launch in Q1 of 2019.

Villa Valencia, Coral Gables

Developed by Location Ventures, Villa Valencia will bring 39 luxury condos to Miami's affluent suburb of Coral Gables, with prices starting at \$1.8 million. The condos on Valencia Avenue will launch sales in January, with anticipated completion in 2021.

Set to be delivered move-in ready, each of the Villa Valencia residences will have at least one corner exposure, for scenic city, water and golf course views. The three- to six-bedroom residences range from 2,800 square feet to 3,276 square feet, with two lower penthouses on the 12 floor from 4,211 square feet to 4,267 square feet, and another penthouse on the 13th floor at 6,263 square feet. All of the residences feature open floor plans with deep, wide terraces, and the top floor penthouse has a private pool and terraces spanning more than 2,000 square feet.

Amenities include a spa and wellness center with treatment room, hammam/steam room, his-and-her sauna, hydrotherapy plunge pools and fitness facility.

Villa Leone, Miami

Villa Leone is a collection of five new homes on South Miami Avenue, a short walk from the center of Miami's vibrant Brickell neighborhood and Financial District. The \$20 million project includes five three-story homes ranging from 5,354 to 7,716 square feet of living space with open layouts, floor-to-ceiling windows and striking contemporary lines. Rooftop terraces offer views of the city skyline. Prices will range from \$3.5 million to \$4.2 million.



Paramount Miami Worldcenter, Miami

Paramount Miami Worldcenter is the only new residential condominium tower currently under construction and for sale within the 27-acre mixed-use Miami Worldcenter site. Located on NE 2nd Avenue in downtown Miami, near some of the city's most celebrated cultural and entertainment landmarks, the 60-story building is 80% sold with buyers from more than 50 countries.

Prices for the 500-plus units range from \$700,000 to \$11 million. The building, on course for completion this spring, will feature a wide array of action-packed amenities that include the country's first outdoor soccer field to be featured in a high-rise residential development; two tennis courts; multiple resort-style pools; lush parks; spa bath; and a Tai Chi deck, among others.

Units range in size from 1,180 square feet to 2,350 square feet, with penthouses between 3,500 and over 6,000 square feet. Design features of the residences include private elevator access with private foyers, 10-foot ceilings in all living spaces and expansive outdoor living rooms.

321 at Water's Edge, Fort Lauderdale

This new development on North Birch Road offers 23 two- and three-bedroom residences that range in size from 2,600 square feet to more than 3,800 square feet, with prices that start at \$2 million. It features some of the largest, flow-through floor plans in the Fort Lauderdale area, with expansive water and city views from floor-to-ceiling windows and large terraces.

Shared amenities include a sky view rooftop terrace, private wine club and lounge with a personal wine locker for each residence, private marina with yacht-sized boat slips, onsite dog park exclusively for residents, pool and Jacuzzi overlooking the Intracoastal Waterway, indoor and outdoor poolside lounge, and private poolside cabanas.

Ownership includes an exclusive five-year membership for the private dining club at the Secret Garden restaurant, located at the nearby Pillars Hotel. Delivery is expected in June or July.

Brickell Flatiron, Miami

Brickell Flatiron ,will top off in January and then open to residents in mid-2019. With its distinct flatiron shape and prominent position at the epicenter of the Brickell Financial District, the 527-unit building on South Miami Avenue was designed by architect Luis Revuelta and interior architect Massimo Iosa Ghini.

The tower's 64-story rooftop sky spa, pool and fitness center will offer 360-degree panoramic views of Biscayne Bay and downtown Miami's cityscape. Unit prices range from \$500,000 to \$2 million, with penthouses priced up to \$15.5 million. Square footage for the apartments ranges from 730 to 6,246.

Residents will have access to a host of therapeutic services and other offerings including private steam, sauna and locker facilities, and a 6,300-square-foot fitness center with Pilates, yoga and aerobics studios.

Additional features include a resort-style lap pool and children's pool on the 18th floor, private movie theater with stadium seating, billiards and cigar room.

3550 South Ocean, Palm Beach

3550 South Ocean is the first new beachfront residential development on Palm Beach Island in more than a decade. The seven-story, 30-unit building on South Ocean Boulevard topped off last summer and occupancy is expected in mid-2019.

The condominium's currently available oceanfront two- and three-bedroom and penthouse homes start at \$2.310 million. Each home features direct elevator access, private entry foyers, balconies, direct water views and expansive layouts ranging from 2,700 square feet to over 3,000 square feet. Five penthouses boast sweeping, private rooftops with plunge pools and outdoor kitchens as well as Atlantic

Ocean views to the east and Intracoastal Waterway views to the west. All residences will be delivered move-in ready.

Amenities include concierge service, saltwater pool, fitness center, a dog park, and a private jet service.



The Ritz-Carlton Residences, Sunny Isles Beach

The Ritz-Carlton Residences, Sunny Isles Beach topped off on Nov. 30 and is on track for projected delivery end-of-summer 2019. Featuring 250 feet of beachfront with no hotel on the premises, the luxury condo tower will be managed by The Ritz-Carlton. The signature curvilinear silhouette of the tower was crafted by Arquitectonica, with airy and sunlit interiors by Florentine architect Michele Bönan.

Prices for the 212 residences start at \$2.6 million, with penthouses offered upward of \$25 million. Penthouses will feature lush garden terraces spanning 2,000 to 4,000 square feet, private pools and summer kitchens, custom-designed Italian cabinetry, service quarters,

and well-appointed master suites. Apartments will range in size from 1,605 to 3,640 square feet with penthouses spanning up to 6,105 square feet.

The building will have a private club level on the 33rd floor with a library, private dining room and kitchen and eight individual guest suites, a bar for sunset cocktails, lounge area and terrace.

5000 North Ocean, Palm Beach

Developed by Kolter Urban, a West Palm Beach-based real estate development and investment firm, 5000 North Ocean is a 19-story oceanfront residential tower with 48 luxury condominium residences in the the Singer Island-Riviera Beach neighborhood.

The recently topped-off development is located on 341 feet of direct oceanfront, spanning from the Atlantic Ocean to the Intracoastal Waterway. The building offers four different floor plans starting at \$2 million and ranging in size from 2,706 square feet to 4,897 square feet of living area. There are also four two-story “SeaGlass” residences, which offer private elevators and terraces and breathtaking oceanfront views through walls of glass that rise to nearly 20 feet in height.

Amenities include an oceanside pool, beach access, a fitness center and club room. KAST Construction anticipates completion in the fall.

Eighty Seven Park, Miami Beach

Located in Miami Beach’s North Shore Park, Eighty Seven Park is famed architect Renzo Piano’s first residential foray in the Western Hemisphere. The luxury beachfront condominium was created in close collaboration with Rena Dumas Architecture Intérieure (RDAI) in Paris and the landscape firm West 8 in the Netherlands. Ranging in size from one to five bedrooms and spanning 1,400 square feet to 7,000 square feet, each of the 66 residences will offer expansive

oblong floor plans, outdoor wraparound 15- to 25-foot-wide balconies with large glass doors, 10-foot ceilings, and unobstructed views.

Prices will range from \$2 million to \$15.5 million, with the 25,000-square-foot penthouse listed at \$68 million and featuring a rooftop terrace with two summer kitchens, sunset and sunrise pools, a personal hammam, lounge area, vertical green walls and private putting green.

Shared amenities include a wine cellar, gym, library, two swimming pools and a private park and gardens for residents. It's slated for completion in the third quarter.

Turnberry Ocean Club, Sunny Isles Beach

With residences ranging from the upper \$3 millions to \$35 million, Turnberry Ocean Club on Collins Avenue in Sunny Isles Beach is slated for completion at the end of the fourth quarter. With 54 floors, 154 residences and just two to four residences per floor, the condos range from three to six bedrooms and feature a family room and large living quarters suited for family-friendly living. All units have an 11-foot-deep oceanfront balcony as well as a balcony overlooking the bay, and the duplex and triplex residences have private pools and hydrotherapy spas.

Turnberry Ocean Club has six floors of luxury amenities, including two sunrise and sunset cantilevered infinity pools on the 30th floor, an indoor/outdoor gym and a full floor dedicated to wellness with a revitalization and hydrotherapy spa all in its penthouse level Sky Club.

Off property, residents receive a one-year complimentary membership to the elite Turnberry Isle Club in addition to priority services at a private jet facility and private marina.



Mansion Global

Mansion Global is a digital publication covering global luxury real estate. includes global market analysis and relevant news. The site contains original, aggregate, and sponsored content.

UVPM: 1,230,427

<https://www.mansionglobal.com/articles/the-hottest-new-developments-hitting-the-south-florida-market-in-2019-120232>